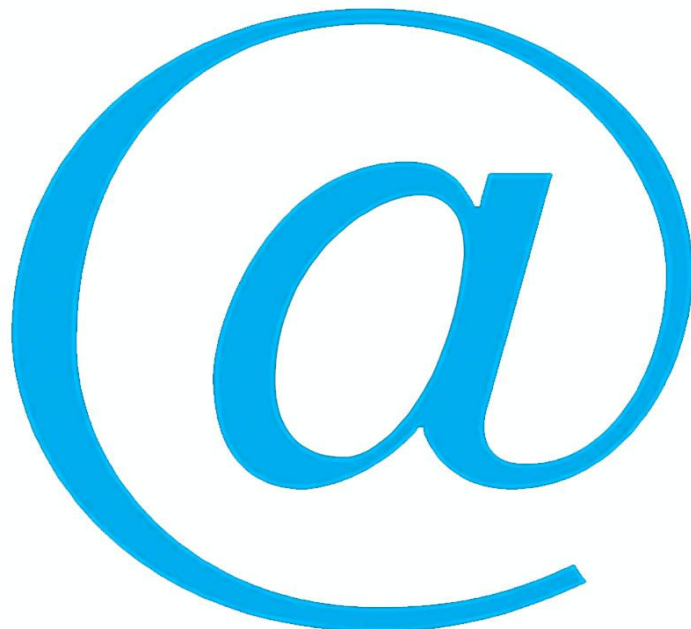


COMPARATIVE MARKET ANALYSIS

67 ANCHOR PARADE, CAPE PATERSON, VIC 3995
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU





Rental Projection
67 Anchor Parade
Cape Paterson, VIC, 3995

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Leo Edwards
www.inverlochatrealty.com.au
Email: leo@atrealty.com.au
Phone: 0472 523 445

67 ANCHOR PARADE, CAPE PATERSON, VIC 3995



Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: House - N/A

RPD: 1//TP87824 (9442177)

 3  2  2

Area: 532 m²

Area \$/m2: \$122

Water/Sewerage:

Property ID: 4981950 / VIC5275337

UBD Ref: UBD Ref:

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Zoning

Council: BASS COAST SHIRE

Features: Storeys: 2, Double Storey, Highset, Contemporary, Solar Panels, Deck, Ensuite, Fire Place, Built in Robes, Modern Kitchen, Scenic Views, Close to Transport, Entertainment Area, Fully Fenced, Shed/s, Main Rooms: 8, Improvements: Solar, sheds

Sales History

Sale Amount: Sale Date: Vendor:

\$ 65,000	03/06/1998	THE PROPRIETORS
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Area:

511 m²

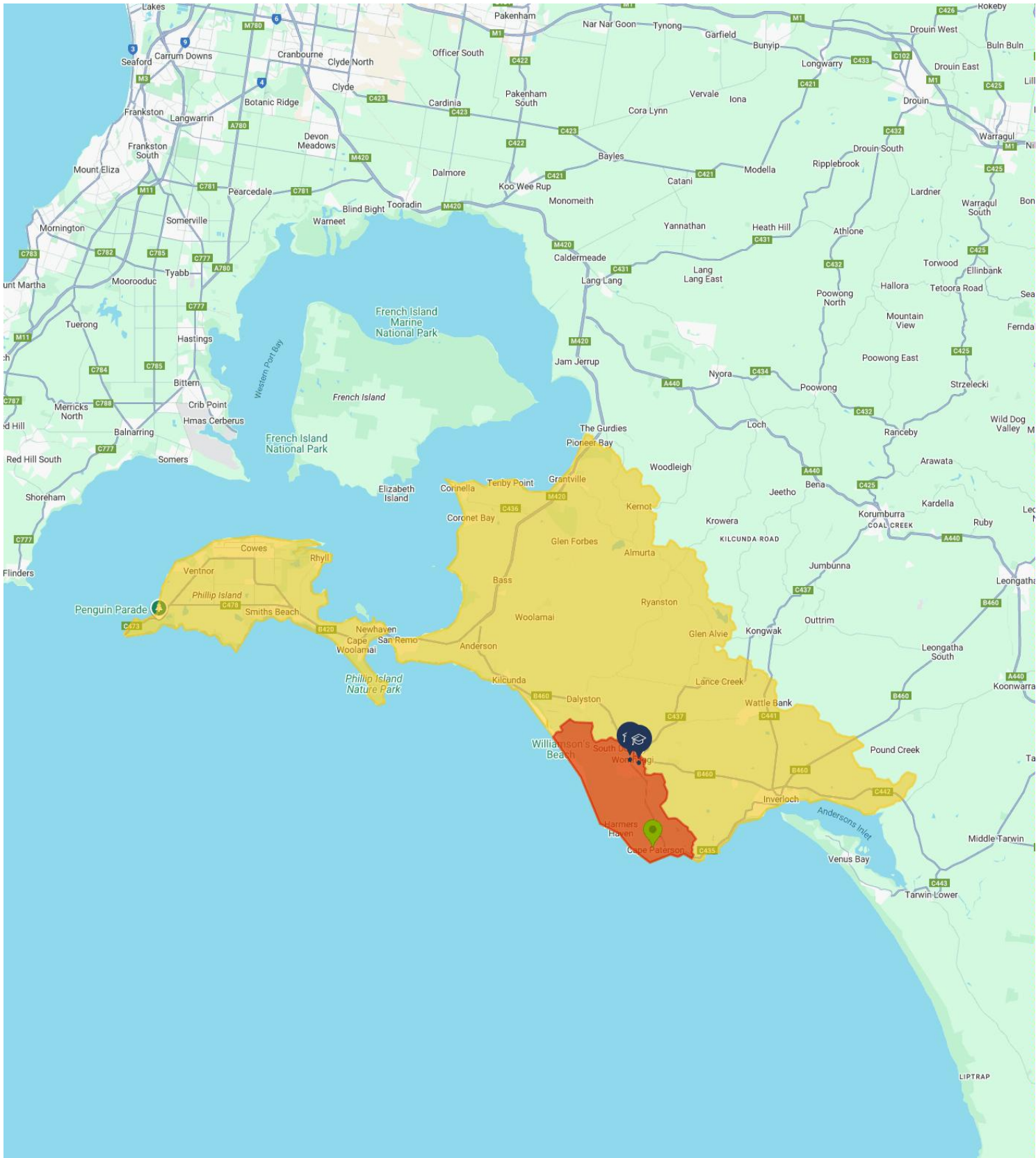
Sale Type:

Normal Sale

Related:

No

School Catchment Areas



Wonthaggi Primary School

Prep - 6

Co-ed



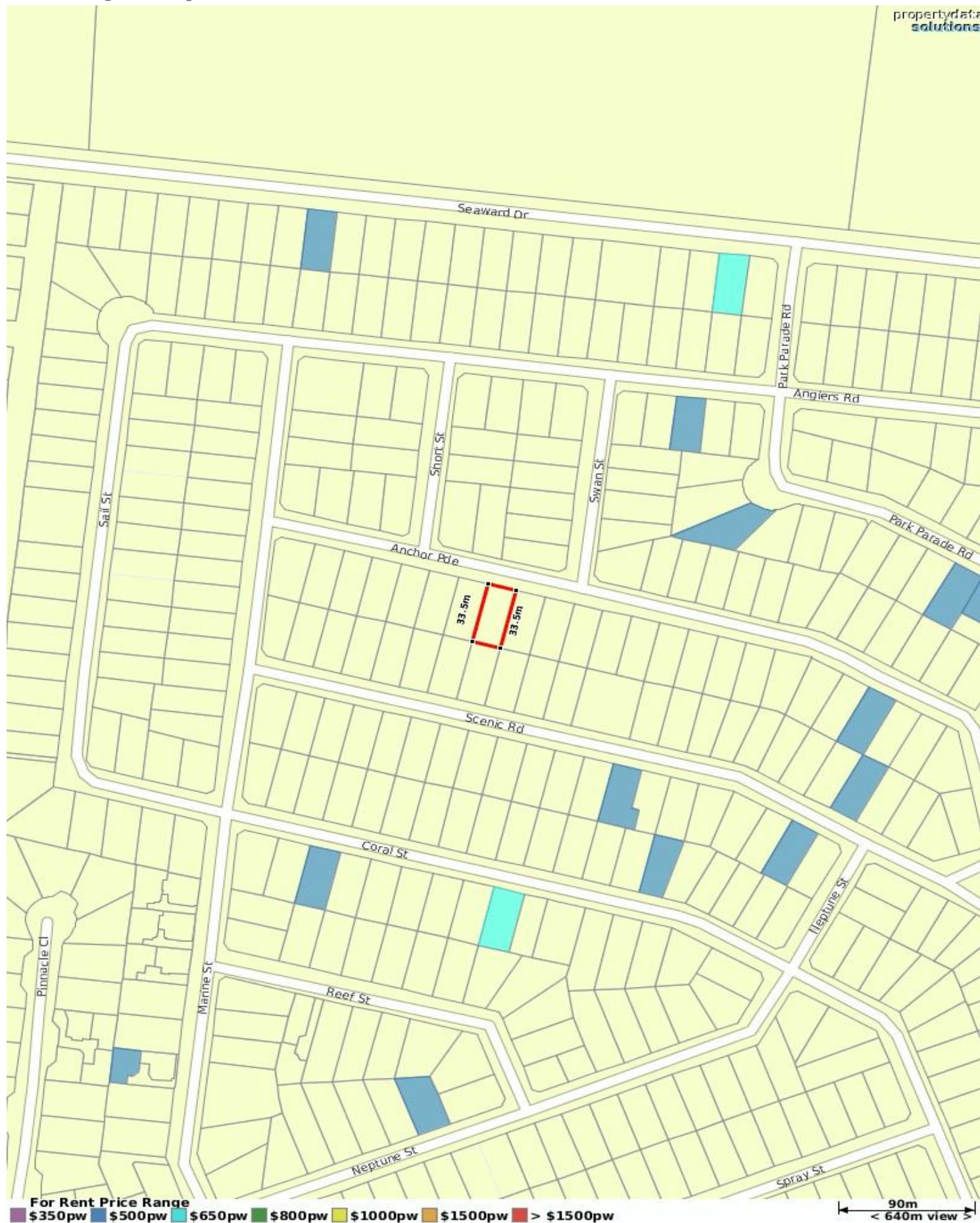
Bass Coast College

7 - 12

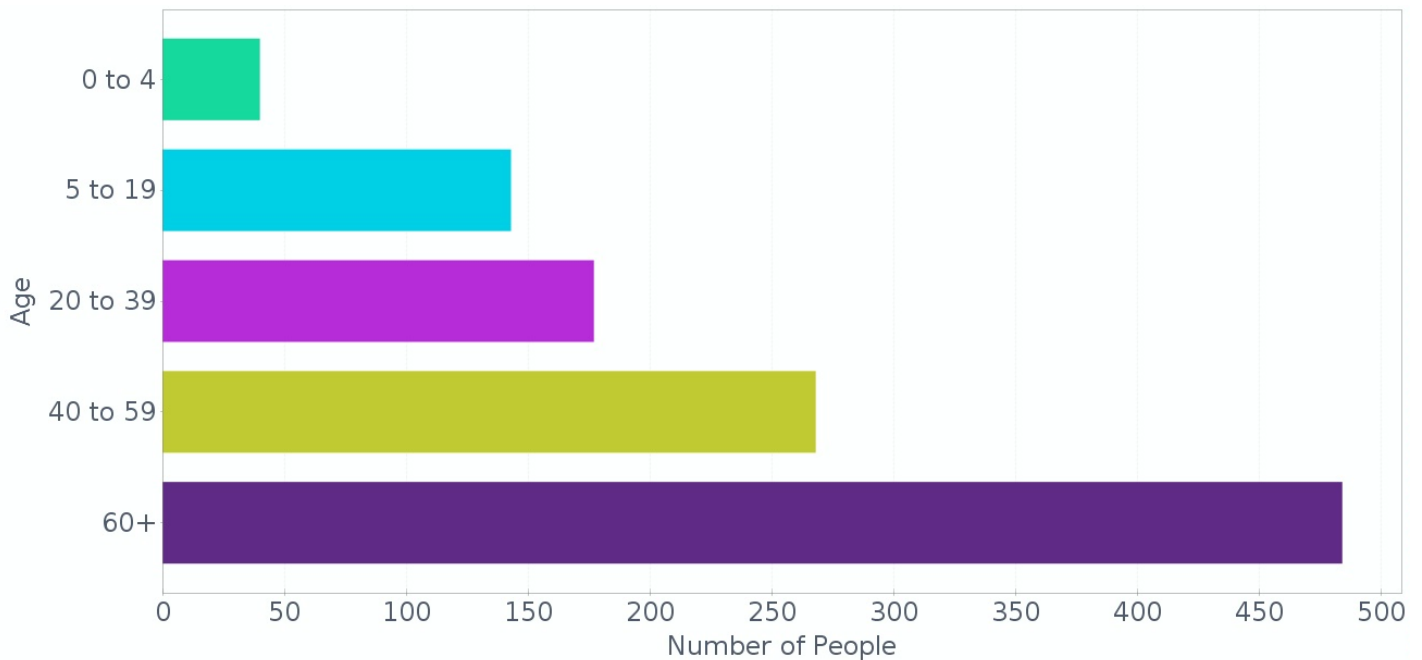
Co-ed



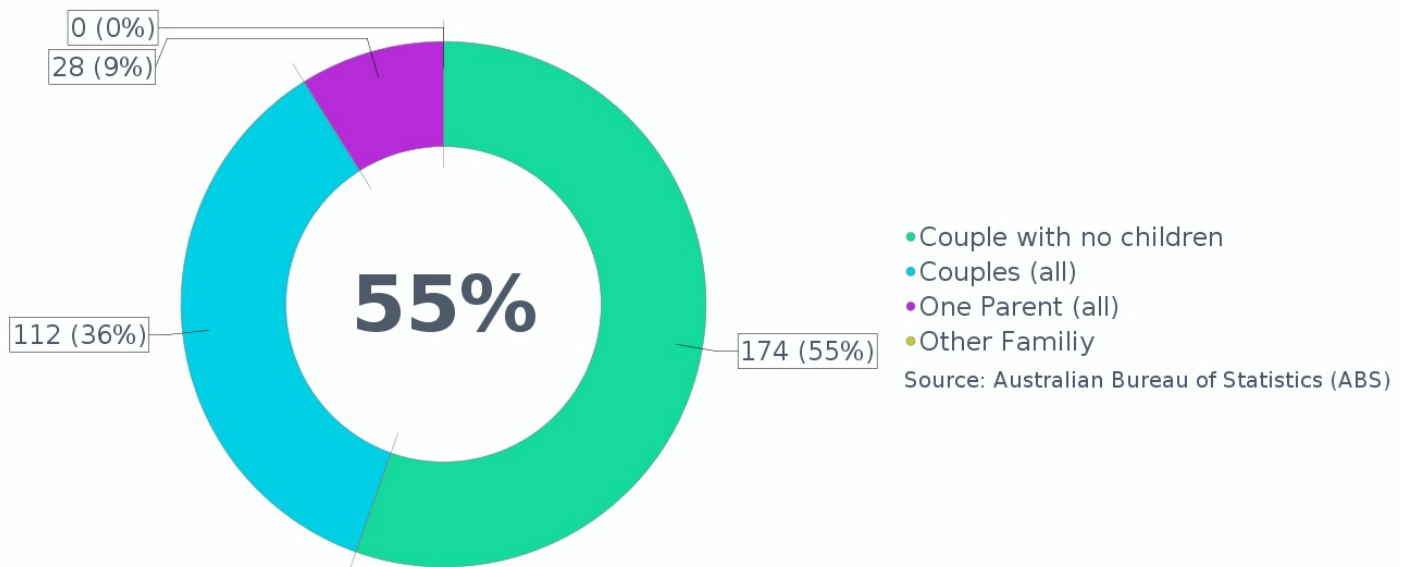
Nearby Properties For Rent



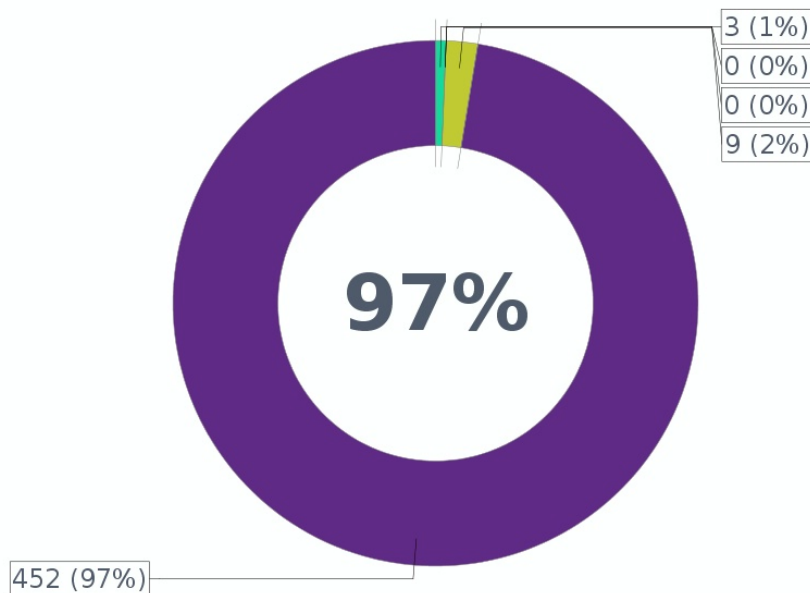
Age of Population (2021)



Family Composition (2021)



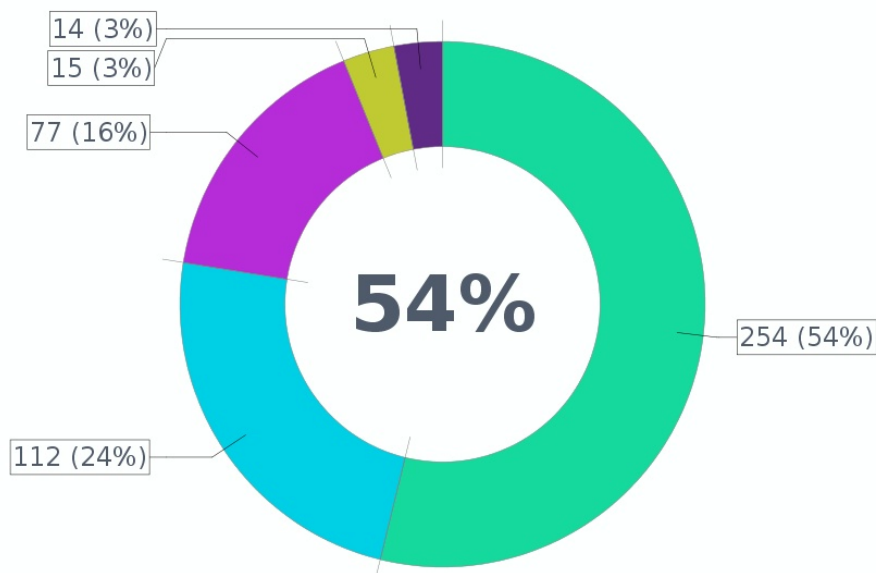
Dwelling Structure (2021)



- Flat
- Not Stated
- Other
- Semi/Terrace
- Separate House

Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)



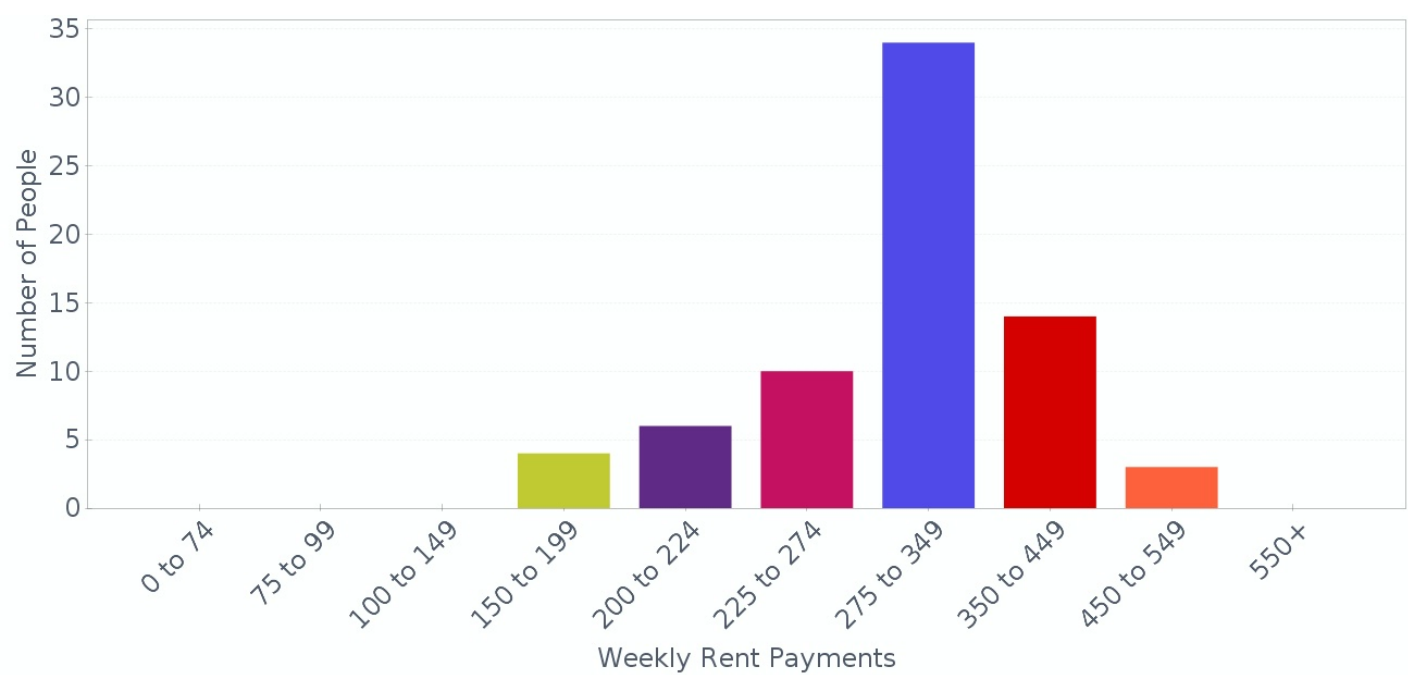
- Fully Owned
- Purchasing
- Rented
- Other tenure type
- Not Stated

Source: Australian Bureau of Statistics (ABS)

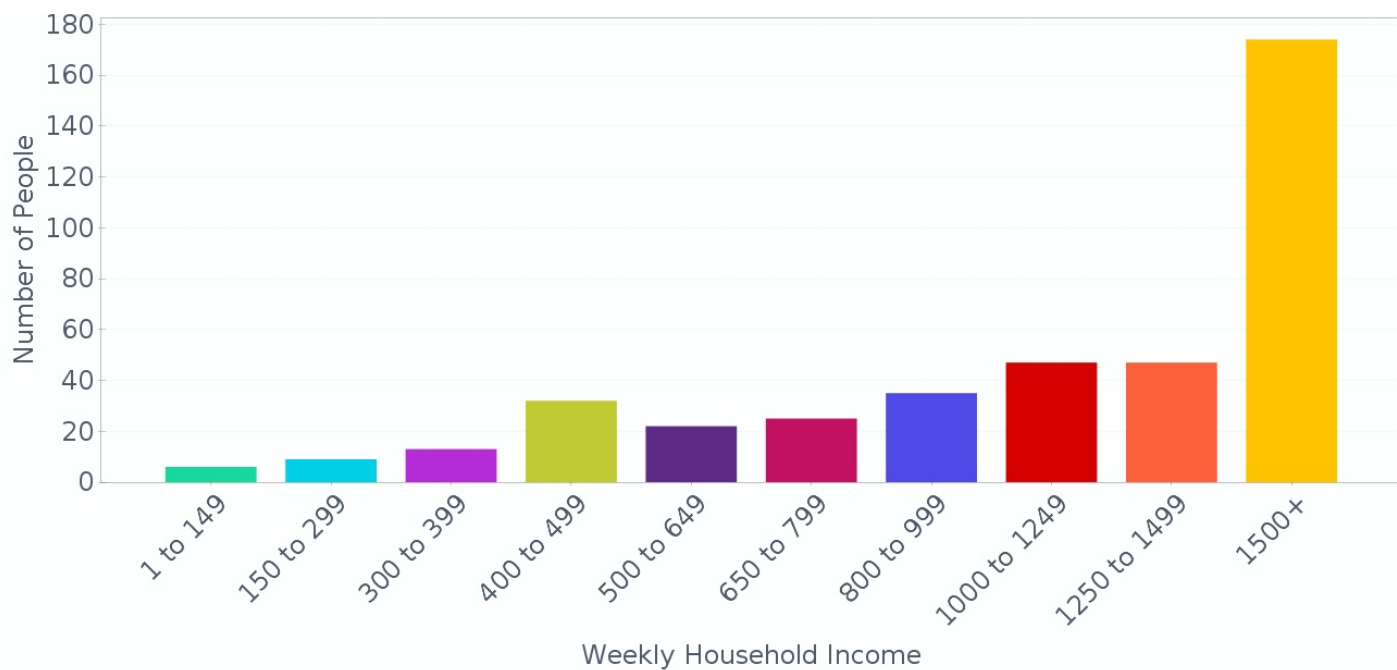
Home Loan Repayments - Monthly (2021)



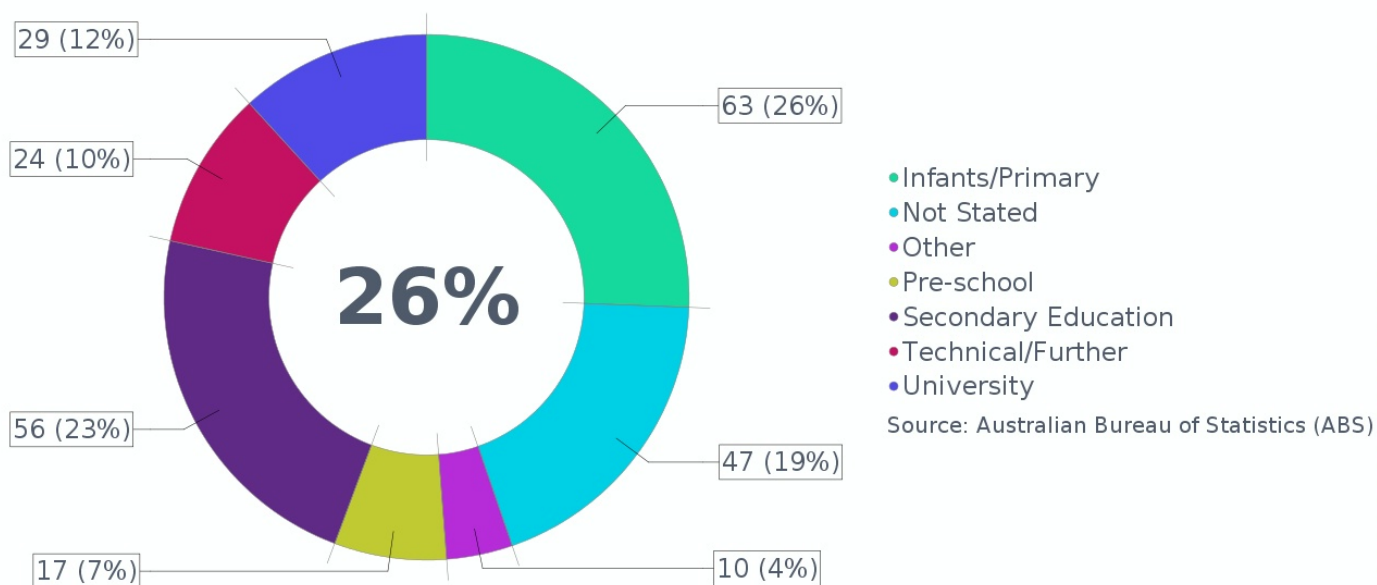
Rent Payments - Weekly (2021)



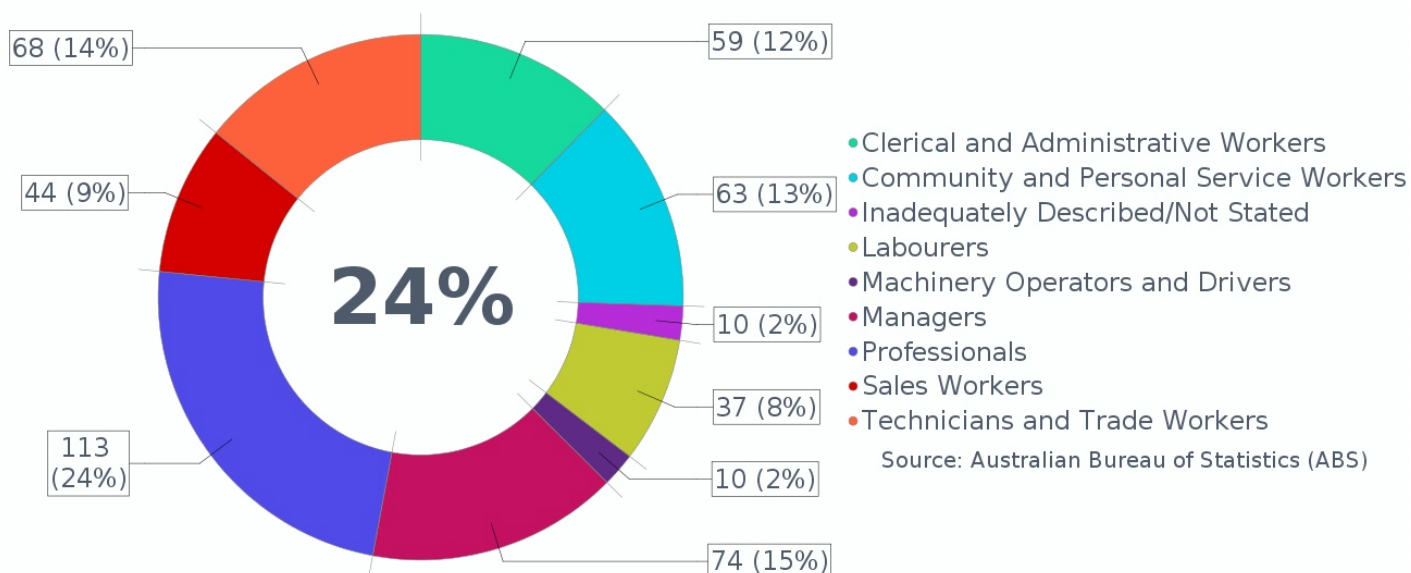
Household Income - Weekly (2021)



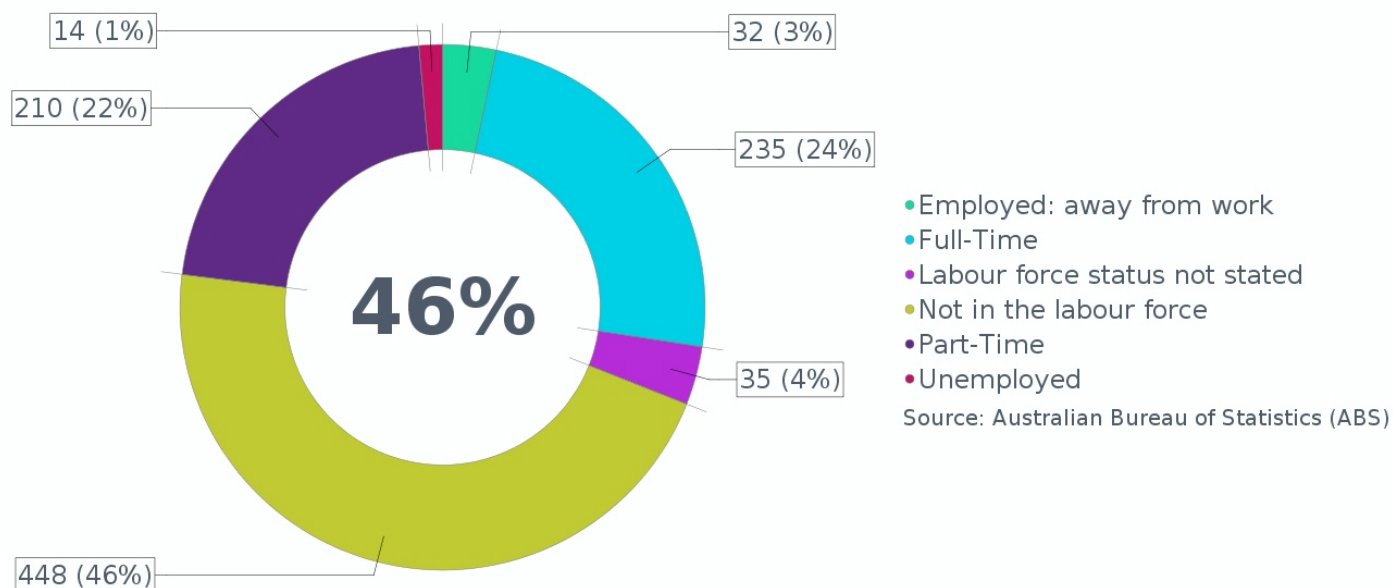
Non-School Qualification: Level of Education (2021)



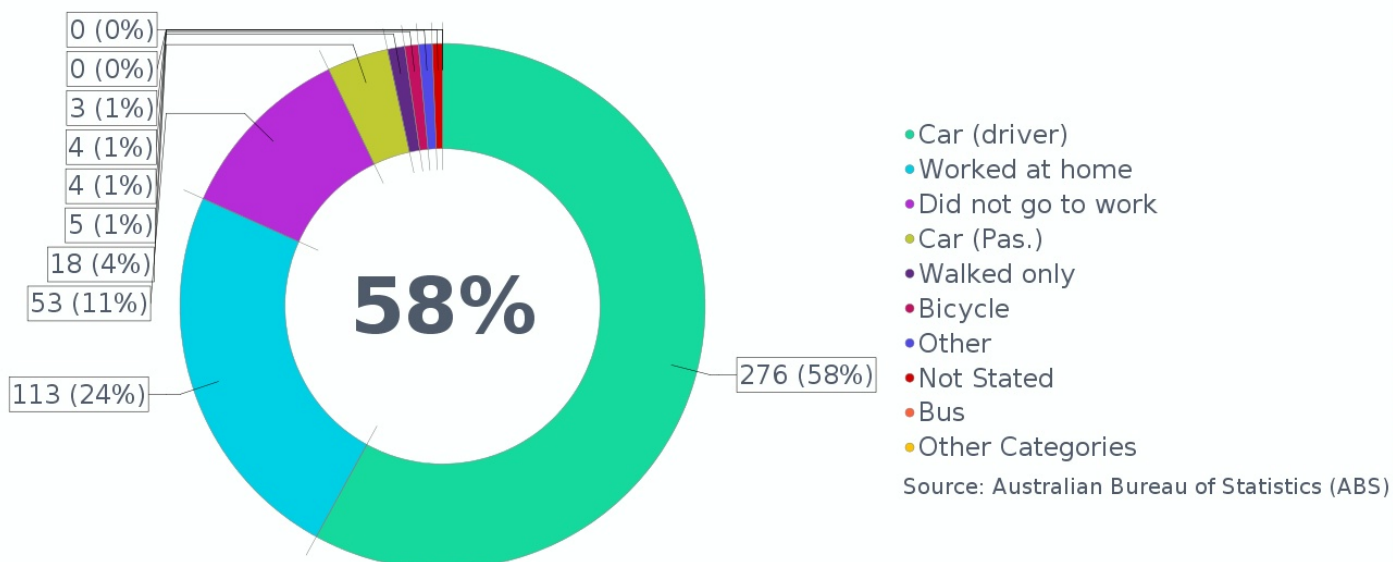
Occupation (2021)



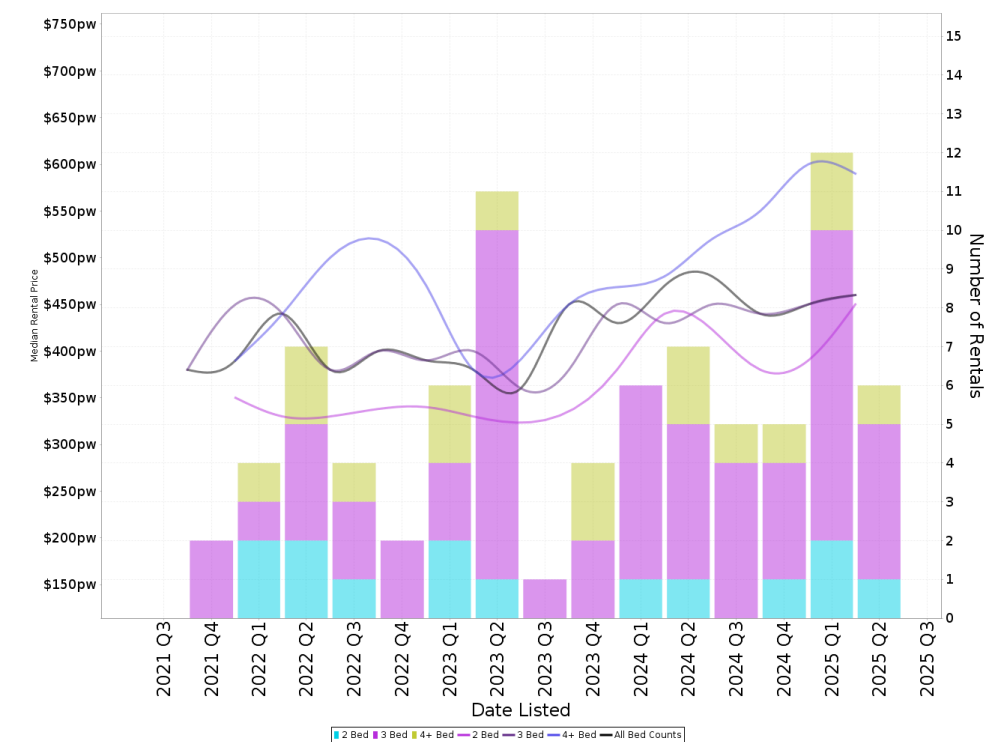
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.2%

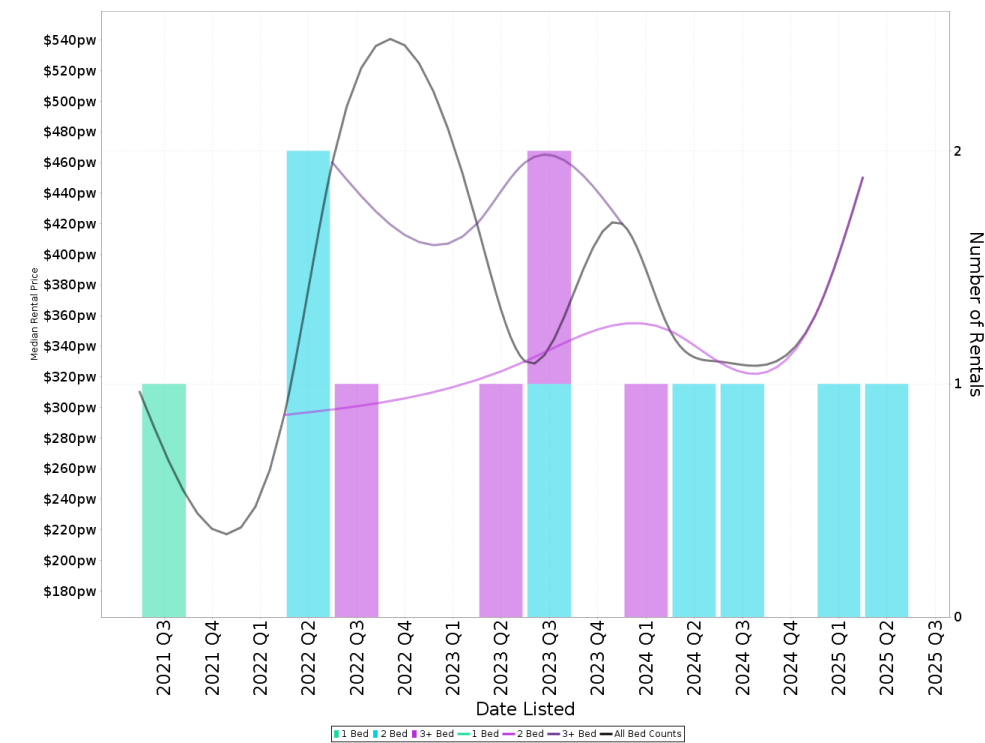
Current Median Price: \$750,000
Previous Median Price: \$845,000
Based on 69 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$750,000
Current Median Rent: \$460
Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Rental Properties

There are 16 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$385 and the highest for rent price is \$600 with a median rental price of \$455. Days listed ranges from 3 to 82 days with the average currently at 30 days for these selected properties.

8 SUNLIGHT BVD, CAPE PATERSON 3995

3 2 2



Property Type: House
Area: 476 m²
RPD: 16//PS719593

Current Rent Price: **\$540 per week**
First Rent Price: **\$540 per week**
Month Listed: **August 2025**
Days on Market: **3 Days**

Features: BUILD YR: 2020, CONTEMPORARY, DECK, ENSUITE, FIRE PLACE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA, FULLY



22 NEPTUNE ST, CAPE PATERSON 3995

3 1 2



Property Type: House
Area: 543 m² (500 m²)
RPD: 928//LP124785

Current Rent Price: **\$450 per week**
First Rent Price: **\$450 per week**
Month Listed: **August 2025**
Days on Market: **15 Days**

Features: DECK, IMPROVEMENTS: FLOORBOARDS



31 CORAL ST, CAPE PATERSON 3995

3 2 2



Property Type: House
Area: 555 m²
RPD: 894//LP124785

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **38 Days**

Features: SOLAR PANELS, DECK, ENSUITE, BUILT IN ROBES



575 CAPE PATERSON RD, CAPE PATERSON 3995

3 1 2



Property Type: House
Area: 705 m²
RPD: 1/C/PP3866

Current Rent Price: **\$440 per week**
First Rent Price: **\$440 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **36 Days**

Features: VERANDAH/DECK, AIR CONDITIONED



5/582 CAPE PATERSON RD, CAPE PATERSON 39

3 2 2



Property Type: House
Area: 767 m²
RPD: S2//PS829125

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **18 Days**

Features:



32 SEA BREEZE PDE, CAPE PATERSON 3995

3 2 2



Property Type: House
Area: 518 m²
RPD: 265//LP51438

Current Rent Price: **\$460 per week**
First Rent Price: **\$480 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **82 Days**

Features:



39 NEPTUNE ST, CAPE PATERSON 3995

3 1 -



Property Type: House
Area: 530 m²
RPD: 551//LP51911

Current Rent Price: **\$385 per week**
First Rent Price: **\$400 per week**
Month Listed: **March 2025* (Rented)**
Days on Market: **68 Days**

Features:



37 ANGLERS RD, CAPE PATERSON 3995

3 2 2



Property Type: House
Area: 462 m² (97 m²)
RPD: 668//LP51912

Current Rent Price: **\$450**
First Rent Price: **\$450**
Month Listed: **March 2025* (Rented)**
Days on Market: **19 Days**

Features:



10 STARGAZER AVE, CAPE PATERSON 3995

3 2 2



Property Type: House
Area: 499 m²
RPD: 165//PS719593

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **March 2025* (Rented)**
Days on Market: **32 Days**

Features:



10 SCENIC RD, CAPE PATERSON 3995

3 2 2



Property Type: House
Area: 494 m²
RPD: 824//LP53737

Current Rent Price: **\$440 per week**
First Rent Price: **\$460 per week**
Month Listed: **March 2025* (Rented)**
Days on Market: **53 Days**

Features:



58 ANGLERS RD, CAPE PATERSON 3995

3 1 1



Property Type: House
Area: 508 m²
RPD: 2//PS514770

Current Rent Price: **\$440 per week**
First Rent Price: **\$440 per week**
Month Listed: **March 2025* (Rented)**
Days on Market: **53 Days**

Features:



91 SEAWARD DR, CAPE PATERSON 3995

4 2 2



Property Type: House
Area: 486 m²
RPD: 620//LP52230

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **August 2025**
Days on Market: **14 Days**

Features: DECK



5 SPINIFEX CRT, CAPE PATERSON 3995

4 2 1



Property Type: House
Area: 358 m² (174 m²)
RPD: 170//PS719593

Current Rent Price: **\$590 per week**
First Rent Price: **\$580 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **9 Days**

Features: EER: 7.5, BUILD YR: 2022, WALL TYPE: BRICK, ROOF TYPE: COLOURBOND, STOREYS: 1, LOWSET, CONTEMPORARY, SOLAR PANELS, ENSUITE, GARAGE, BUILT IN ROBES, MODERN



10 THE INLT, CAPE PATERSON 3995

4 2 2



Property Type: House
Area: 732 m²
RPD: 81//PS534851

Current Rent Price: **\$600**
First Rent Price: **\$600**
Month Listed: **March 2025* (Rented)**
Days on Market: **7 Days**

Features:



2/562 CAPE PATERSON RD, CAPE PATERSON 39

2 1 1



Property Type: House
Area: 800 m²
RPD: 2//PS331204

Current Rent Price: **\$410 per week**
First Rent Price: **\$410 per week**
Month Listed: **August 2025**
Days on Market: **24 Days**

Features: AIR CONDITIONED



3 PARK PARADE RD, CAPE PATERSON 3995

 2  1  2



Property Type: House
Area: 286 m²
RPD: 2//PS917545

Current Rent Price: **\$450**
First Rent Price: **\$450**
Month Listed: **April 2025* (Rented)**
Days on Market: **20 Days**

Features:



67 ANCHOR PARADE, CAPE PATERSON, VIC 3995



Appraisal Price

This market analysis has been prepared on 29/08/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$470pw to \$520pw

Contact your agent for further information:

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 Office: Leo Edwards
 Office Phone: 0472 523 445
 Email: leo@atrealty.com.au